



Burns Lake Design Guidelines

Vision

The downtown is the social, cultural, and commercial heart of the community, and the character of the downtown is a significant factor in the quality of life of residents. The downtown is also the window through which the travelling public and potential investors perceive a community.

There is a strong community desire to improve the function, appearance, and vitality of the downtown. The Village of Burns Lake has invested in improvements to vehicle and pedestrian movement, landscaping, and pedestrian safety in the public areas of the downtown. The following Downtown Development Permit Area Guidelines are intended to ensure that new development on private lands contributes to the vision for a downtown that is functional, safe, and attractive for the benefit of all residents.

The following guidelines are intended to be read and interpreted in conjunction with the document titled "Burns Lake Downtown Design Best Practices Guide."

Exemptions

- 1) Subdivision
- 2) Temporary Buildings and Structures
- 3) The construction or alteration of buildings by the Village, the Federal or Provincial governments, or their agents.
- 4) The maintenance or construction of, addition to, or alteration of a building where that work does not involve a visual change to the outside of a building or structure.
- 5) The replacement, change or improvement of a facade where that work changes less than 20% of a facade.
- 6) Construction of a wood frame accessory building that is less than 10 m².
- 7) Industrial businesses operating in Light Industrial (M1) zones.

Area Designation

*See attached Zoning Map

- a) Downtown Revitalization Area A – Centre Street to 5th Avenue along the Highway 16 corridor
- b) Downtown Revitalization Area B – remaining C1 properties in the downtown core
- c) Revitalization Area C - Highway Commercial (C2) and Light Industrial (M1)



Guidelines Applicable to all Commercial Development Permit Areas

The following guidelines are designed to create and maintain a pedestrian friendly, safe, and functional downtown.

- 1) There should be a clearly delineated walkway system connecting public roads and sidewalks, and on-site parking, to the building entrance (example: through textured paving materials, or dedicated paths).
- 2) Safety and security of residents should be considered in design and site layout, considering Crime Prevention through Environmental Design (CPTED) principles. These principles include:
 - Maximizing residents' ability to spot suspicious people and activities; for example through good lighting and visible building entrances.
 - Making it difficult to carry out inappropriate activities; for example by clearly delineating the boundaries between public and private space through real or symbolic boundaries.
 - Reducing vandalism by constructing using materials that are easily maintained.
- 3) Pedestrian weather protection through the use of awnings, canopies, and covered walkways should be provided where practical.
- 4) Structures such as roofs, awnings and canopies shall be designed for both rain and snow conditions. This includes:
 - Structures designed to carry water away from pedestrian pathways and avoid the creation of drip lines along sidewalks and pathways.
 - Structures designed to avoid ice accumulation; either retain snow or shed snow in a controlled manner, and prohibits the shedding of snow onto pedestrian pathways.
- 5) Landscaped areas should be separated from parking spaces by a raised concrete curb or other raised structure designed to retain landscaping material that is not damageable by vehicles or snow clearing equipment.
- 6) The design of parking and vehicle access lanes shall accommodate efficient and effective snow storage and removal. A snow storage area or written description of how snow will be removed from the property should be included in a development permit application.
- 7) Public areas and walkways should be well lighted so that:
 - The lighting is provided at pedestrian level.



- Shadow areas and dark corners are not created.
- Lighting does not create glare to pedestrians or vehicle traffic

The following guidelines are designed to create and maintain a visually attractive and appealing downtown.

- 8) Directional lighting should be provided along building facades and entrances at the street level to maximize public safety and accessibility.
- 9) Building facades should incorporate multiple design elements to maintain interest and aesthetic appeal.
- 10) Public building entrances should be a dominant feature of the facade, should be clearly identifiable as an entrance, and should be protected from weather (i.e. a covered or recessed entrance).
- 11) Structures that are constructed as metal storage or shipping containers shall have non-metal siding and architectural roofs.
- 12) Signage should be proportional to the scale of the building, and compatible to the building design.
- 13) Buildings should be designed and located on a property to compliment and blend in with adjacent buildings. This includes maintaining consistent setbacks from the street, and the use of parapets and roof shape to smooth the transition between, and downplay, changes in building height.
- 14) Dominant paint colour should consist of warm tones and earthy hues with brilliant colours reserved for accents.
- 15) Garbage bins must be located to the side or rear of a building and must be screened from view from pedestrians by fencing, hedging, planting or a mix.



Guidelines - Downtown Revitalization Area A

The following guidelines are designed to create and maintain a pedestrian friendly, consistent and interactive streetscape in the core area of the downtown.

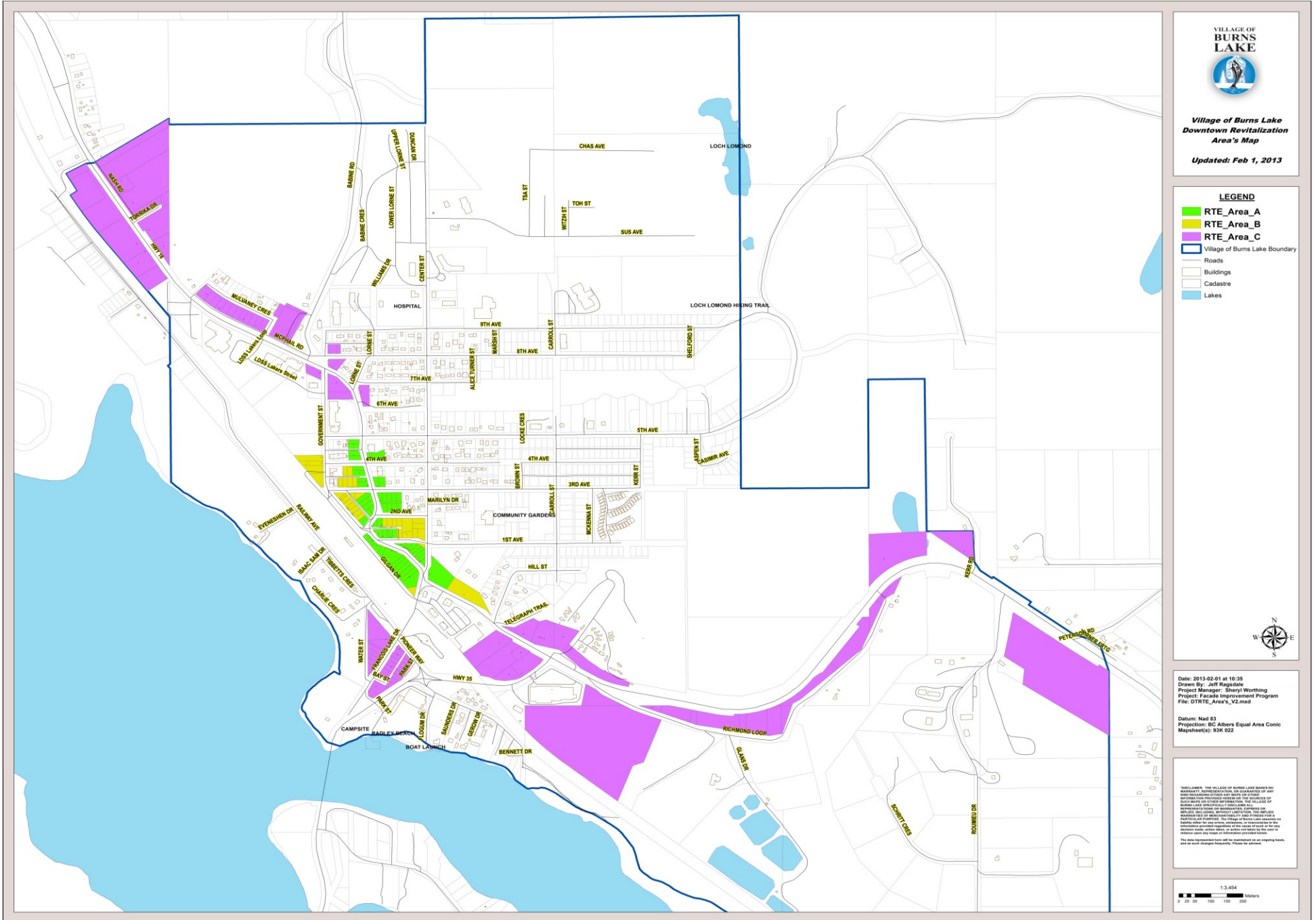
- 1) Development fronting on Highway 16, between Centre Street and 5th Avenue should be built to the front and side property lines to create a consistent and continuous streetscape, except for an access leading to a loading area or parking, or a landscaped public amenity space.
- 2) Window space should be maximized on the building frontage at street level, and blank wall space should be avoided on a facade facing a highway (e.g. through the use of murals, signs or facade elements).

Guidelines - Downtown Revitalization Area B and C

The following guidelines are designed to create and maintain a visually attractive and functional downtown.

- 1) On-site parking should be concentrated to the side or rear of buildings.
- 2) All areas between a building and front property line shall be landscaped; landscaping includes the incorporation of natural elements such as flora, fauna and human elements such as fences or outdoor seating.
- 3) Loading areas, storage areas, and utility and mechanical equipment on site should be located to the side or rear of buildings where possible, and should be screened if visible from the street. This screening should consist of fencing, hedging or a mix.

Downtown Revitalization Area Map



Village of Burns Lake
Downtown Revitalization
Area's Map
Updated: Feb 1, 2013

- LEGEND**
- RTE_Area_A
 - RTE_Area_B
 - RTE_Area_C
 - Village of Burns Lake Boundary
 - Roads
 - Buildings
 - Cadastre
 - Lakes



Date: 2013-02-01 at 10:35
 Drawn By: Jeff Ragdale
 Project Manager: Sheryl Worthing
 Project: Facade Improvement Program
 File: D:\RTE_Area's_V2.mxd

Datum: NAD 83
 Projection: BC Albers Equal Area Conic
 Mapsheet(s): 93K 022

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